

ZB# 86-17

Janet Koller

70-1-15.7

86-17 - Koller, Janet (contact purchaser) - Orange County - owner.

Prelim.

June 23rd.

Public Hearing:

Sept. 8, 1986.

Notice to

Sentinel on 6/20/86.

Collect

\$25.00

→

Decision:

Granted -

Area Variance

9/8/86.

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

8055

Sept 9 1985
\$ 25.00

Received of

Karl & Janet Kolker

Twenty-five Dollars

DOLLARS

For

Variance Hearing # 86-17

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 2006</u>		<u>25.00</u>

By

Pauline L. Townsend

Town Clerk

Title

9/8/86

Public Hearing #86-17- Koller, Janet/Karl

Name: Michael Bogany Address: 18 Truex Dr.

Brumalda Bogaroppi SAME

Claude Richardson 11 Truex Dr

Mary Richardson SAME

Dan Vclay 5 Kealney Dr

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

JANET KOLLER AND KARL KOLLER

DECISION GRANTING
AREA VARIANCE

#86-17.

-----X

WHEREAS, JANET KOLLER and KARL KOLLER of 54 Rossmore Avenue, Bronxville, N. Y. 10708 (contract purchasers) and THE COUNTY OF ORANGE, Commissioner of Finance, Goshen, N. Y. 10924, (owner), have made application before the Zoning Board of Appeals for 8 ft. front yard and 13 ft. rear yard variances for purposes of construction of a residential dwelling in an R-4 zone to be located at Truex Drive in the Town of New Windsor, New York; and

WHEREAS, a public hearing was held on the 8th day of September, 1986 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants KOLLER represented themselves;
and

WHEREAS, the application was unopposed;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to construct a residential dwelling in an R-4 zoning district with insufficient front and rear yards.

3. The evidence presented by the applicant substantiated the fact that practical difficulty would be encountered if the applicant was denied the variances since there is no additional land which may be purchased in order for applicant to meet the bulk regulations in the R-4 zoning district.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty the variance requested is not granted due to the fact that if the bulk requirements were followed to the letter, an inadequate residential dwelling would be permitted.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT an 8 ft. frontyard and a 13 ft. rearyard variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 22, 1986.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

September 9, 1986

Mr. and Mrs. Karl Koller
54 Rossmore Avenue
Bronxville, N. Y. 10708

RE: APPLICATION FOR AREA VARIANCES
#86-17

Dear Janet and Karl:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant the above request for area variances. This decision was made at the September 8, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

TPB

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-17

Date: 6/26/86

I. ✓ Applicant Information:

- (a) Orange County, County Govt. Center, Goshen, NY X
(Name, address and phone of Applicant) (Owner) 779-
(b) Karl Janet Koller 54 Rossmore Ave. Bronxville, NY 10708 5786
(Name, address and phone of purchaser or lessee)
(c) N/A
(Name, address and phone of attorney)
(d) N/A
(Name, address and phone of broker)

II. ✓ Application type:

- ☐ Use Variance ☐ Sign Variance
☒ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) R4 Truex Drive New Windsor 70-1-15.7 141. x 184.64
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? none
(c) Is a pending sale or lease subject to ZBA approval of this application? no
(d) When was property purchased by present owner? _____
(e) Has property been subdivided previously? no When? _____
(f) Has property been subject of variance or special permit previously? no When? no
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: no

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use Bulk Regs., Col. E & G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000</u>		
Min. Lot Width		<u>N/A</u>
Reqd. Front Yd. <u>35'</u>	<u>27'</u>	<u>8'</u> ✓
Reqd. Side Yd. <u>13/15</u>	<u>15.3'</u>	<u>1'</u>
Reqd. Rear Yd. <u>40</u>	<u>27</u>	<u>13'</u> ✓
Reqd. Street Frontage*	<u>184.64</u>	<u>N/A</u>
Max. Bldg. Hgt. <u>35'</u>		<u>N/A</u>
Min. Floor Area* <u>1000</u>		
Dev. Coverage* %	%	%
Floor Area Ratio** <u>NA</u>	<u>NA</u>	<u>NA</u>

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Due to the shape and dimensions of the lot to construct a single family dwelling is impossible without altering an ordinary rectangle or square house. The property is shaped such that no matter which direction the foundation would be turned one corner would always exceed the required footage. To try to alleviate this we listed the aid of an licensed engineer to develop

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

a plot plan that would fulfill all requirements but again the shape of the land did not permit this.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 6/26/86

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Janet W. Kaller
(Applicant)

Sworn to before me this

26th day of June, 1986.

Patricia Delio

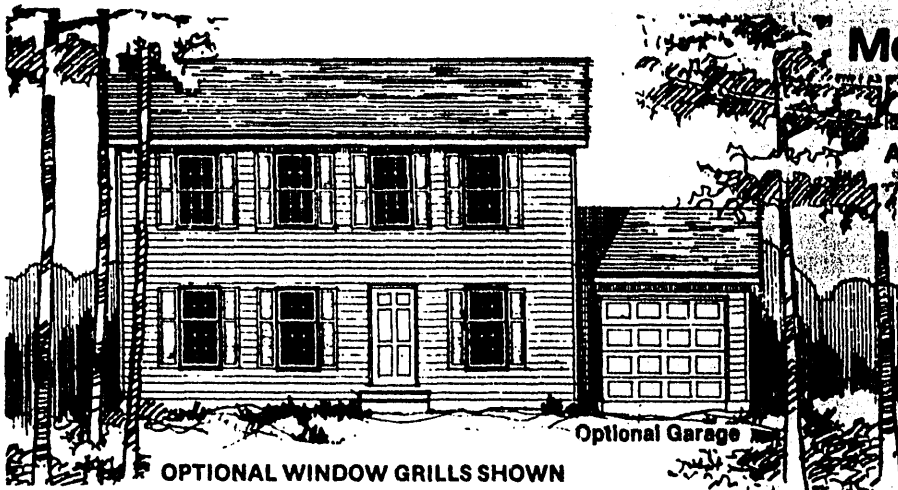
PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

garage



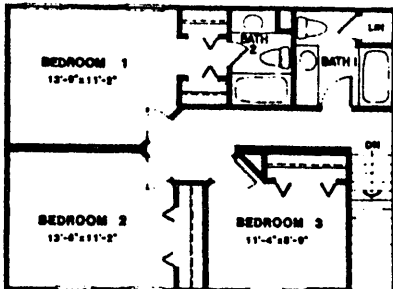
Model: Georgetown

Size: 23'-6" x 32'-0"

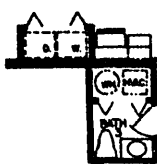
Approx. Area: 1836 Sq. Ft.

Optional Garage

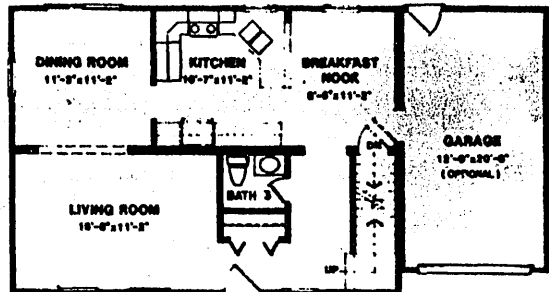
OPTIONAL WINDOW GRILLS SHOWN



SECOND FLOOR PLAN

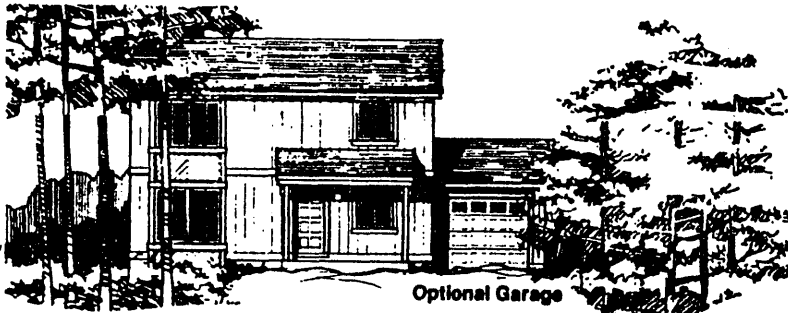


[CRAWLSPACE OPTION]



FIRST FLOOR PLAN

24' x 44' w garage



OPTIONS AVAILABLE

Contemporary Elevation
[Optional]

Victorian Elevation
[Optional]



Optional Garage



Optional Garage

Colonial Elevation
[Optional]



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(47)

June 11, 1986

RE: 70-1-15.7

Dear Mr. and Mrs. Koller:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned parcel.

The charge for this service is \$65.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/jk
enc.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Leonardo Samuel
7 Dogwood Hills Rd
Newburgh NY 12550

Marshall Maria
Box 68
Vails Gate NY 12584

Mans C P
PO Box 247
Vails Gate NY 12584

Panella Emilio
Box 573
Vails Gate NY 12584

D'Ambrosio Sylvio
c/o Emilio Panella
Box 573
Vails Gate NY 12584

VG Maximus Inc
Blooming Grove Tpke
Vails Gate NY 12584

Edwards Ronald
& Edna
20 Marshall Dr
New Windsor NY 12550

Harris Benjamin
& Bella
PO Box 780
Cornwall NY 12518

Abrams Harold
& Yvonne
PO Box 462
Vails Gate NY 12584

Reynolds Larry
4 Truex Dr
New Windsor NY 12550

Barbaro John
6 Truex Dr
New Windsor NY 12550

Lekis Edward F
& Jo Ann M
PO Box 204
Vails Gate NY 12584

Orlando Joseph J
& Kathleen
10 Truex Circle
New Windsor NY 12550

Vander Maas Brian K
& Bridgette A
12 Truex Dr
New Windsor NY 12550

Fernandez Michael A
& Michael R
9 Truex Circle
New Windsor NY 12550

Smith George T
& Brenda K
7 Truex Circle
New Windsor NY 12550

Bagarozzi Michael
& Grimalda Sanchez
18 Truex Dr
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Lozada Caesar A
& Rachel
14 Truex Dr
New Windsor NY 12550

Apache Associates
c/o Friendly Ice Cream Corp
1855 Boston Rd
Wilbraham Mass 01095

Apache Associates
c/o Fred Gardiner
52 Elm St
Huntington NY 11743

Siano Michael J
& Carolyn
PO Box 231
Vails Gate NY 12584

Dimiceli Anthony J
& Vincenza V
PO Box 283
Vails Gate NY 12584

Scheiner Alan
& Gale
20 Truex Dr
New Windsor NY 12550

Broadnax Christopher
22 Truex Dr
New Windsor NY 12550

Leto Deborah B
& Kevin J
24 Truex Dr
New Windsor NY 12550

Grinder Norman W
& Mary Ellen
26 Truex Dr
New Windsor NY 12550

Reed Clarence
& Zenobia B
3 Truex Dr
New Windsor NY 12550

Vail Raymond H
& Elizabeth R
30 Marshall Dr
New Windsor NY 12550

Weed Richard R
& Josephine
2 Kearney Dr
New Windsor NY 12550

Guiliano Frank J
& Rita
4 Kearney Dr
New Windsor NY 12550

Coakley Dennis
& Rose Ann
6 Kearney Dr
New Windsor NY 12550

Haspil Frantz
& Liliane
8 Kearney Dr
New Windsor NY 12550

Russell Julian
& Virginia
15 Truex Dr
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Nevico Howard C
& Margaret Q
13 Truex Dr
New Windsor NY 12550

Richardson Claude
& Mary
11 Truex Dr
New Windsor NY 12550

Defeo Joseph R
& Dorothy M
Box 246
Vails Gate NY 12550

Velazquez David
& Raquel
5 Kearney Dr
New Windsor NY 12550

Estrada Oscar
3 Kearney Dr
New Windsor NY 12550

Lawrence Joseph H
& Rosemary
1 Kearney Dr
New Windsor NY 12550

Cos Andrew J
& Janet
4 Haight Dr
New Windsor NY 12550

Dodson Leonard
& Mabel
8 Haight Dr
New Windsor NY 12550

Moody Robert W
& Maxine
Haight Dr
New Windsor NY 12550

Bonsell John
& Shirley
4 Marshall Dr
New Windsor NY 12550

Bernstein Arnold
& Janice
6 Marshall Dr
New Windsor NY 12550

Gafford James D
& Cherrie H
PO Box 536
Vails Gate NY 12584

Vails Gate Methodist Church Inc
PO Box 37
Vails Gate NY 12584

Worden David A
& Marie A
PO Box 134
Vails Gate NY 12584

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING BEFORE THE ZBA - 9/8/86

DATE: August 22, 1986

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

KOLLER, JANET & KARL - Area Variances;

KAHN, BERNARD - Area variances;
(Applications previously submitted)

APOLLO LAND DEVELOPERS - Use & area Variances;

SORBELLO, VINCENT/LOCK, JOHN - Area variance;

BECHLE, NADINE & ROGER - Area variance.

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

(4)

Pat

Prelim:

June 23

86-17

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 6/11, 1986

To JANE & KARL Koller

54 ROSSMORE AVE (1-779-5786)

BRONXVILLE NEW YORK 10708

PLEASE TAKE NOTICE that your application dated 6/11, 1986

for permit to BUILD SINGLE FAMILY HOME IN R 4 ZONE

at the premises located at TRUAX DRIVE & MARSHALL DR

Actual location: 9 Truax Circle - 70-1-15.7

is returned herewith and disapproved on the following grounds:

Need VARIANCE for Both Front & Rear Yard

John J. Jannigan Asst. Zoning Inspector
Building Inspector

Requirements
Min. Lot Area
Min. Lot Width

Proposed or
Available

Variance
Request

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 6/11, 1986

To Janet & Karl Koller

54 Rossmore Ave (1-779-5786)

Bronxville New York 10708

PLEASE TAKE NOTICE that your application dated 6/11, 1986

for permit to Build Single Family Home in R 4 Zone

at the premises located at TRUAX DRIVE & MARSHALL DR

Actual location: 9 Truax Circle - 70-1-15.7

is returned herewith and disapproved on the following grounds:

Need VARIANCE for Both Front & Rear Yard

John J. Jannigan Asst. Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	—	— <u>12</u>
Min. Lot Width	—	—
Reqd. Front Yd.	<u>35 Ft</u>	<u>27'</u> <u>8 Foot</u>
Reqd. Side Yd.	<u>5</u>	<u>7</u>
Reqd. Rear Yd.	<u>40 Ft</u>	<u>27</u> <u>18 Foot</u>
Reqd. Street Frontage*	—	—
Max. Bldg. Fgt.	—	—
Min. Floor Area*	—	—
Dev. Coverage*	<u>7</u>	<u>7</u>
Floor Area Ratio**	—	<u>1.2</u>

* Residential Districts only ①

** Non-residential districts only

Name of Owner of Premises Janet & Karl Keller
Address 54 Rossmore Ave. Bronx, N.Y. Phone 719-5786

Name of Architect.....

Address..... Phone.....

Name of Contractor Undecided Either Rural Construction or Pata Homes
Address..... Phone.....
or Rural Construction or Pata Homes

State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the East side of Trux Drive
(N. S. E. or W.)
and feet from the intersection of Marshall Drive

2. Zone or use district in which premises are situated R4

3. Tax Map description of property: Section 70 Block 1 Lot 157

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy Vacant Lot b. Intended use and occupancy Single Family Dwelling

5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair..... Removal.....

Demolition..... Other.....

6. Size of lot: Front 84.64' Rear 141.4' Depth 100' Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 45' Rear 45' Depth 24' Height..... Number of stories 2

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms 3 Baths 1 Toilets 2

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars 1

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use N/A

10. Estimated cost 70,000 Fee.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point

Name of Contractor Unscheduled either Partial Construction or Alterations
Address or Residential Construction or Repair Phone Hand
State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the East side of Truex Drive
(N. S. E. or W.)
andfeet from the intersection of Marshall Drive
2. Zone or use district in which premises are situated R4
3. Tax Map description of property: Section 70 Block 1 Lot 15.7
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy Vacant lot b. Intended use and occupancy Single Family Dwelling
5. Nature of work (check which applicable): New Building ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐
Demolition ☐ Other ☐
6. Size of lot: Front 84.64' Rear 141.4' Depth 100' Front Yard Rear Yard Side Yard
Is this a corner lot? NO
7. Dimensions of entire new construction: Front 45' Rear 45' Depth 24' Height Number of stories 2
8. If dwelling, number of dwelling units Number of dwelling units on each floor
Number of bedrooms 3 Baths 1 Toilets 2
Heating Plant: Gas Oil Electric/Hot Air Hot Water
If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use N/A
10. Estimated cost 70,000 Fee
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....6/11.....1986.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

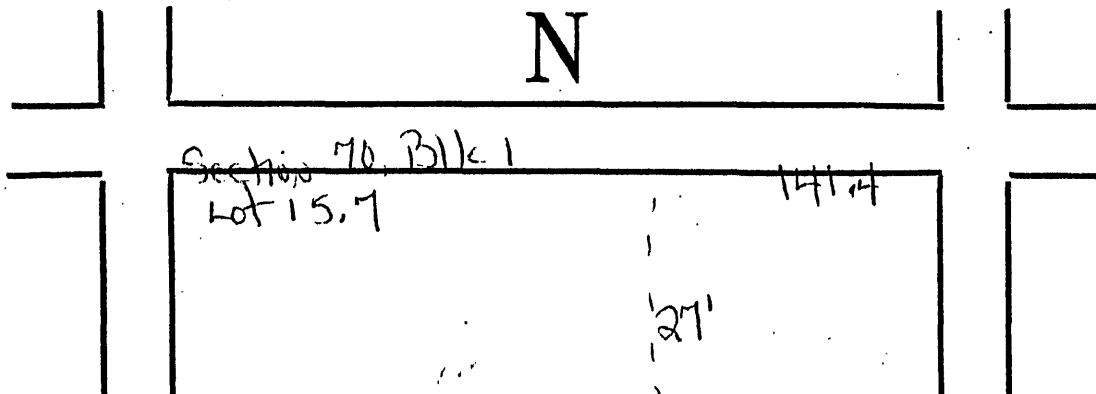
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....Janet W. Kallen.....54 Rossmore Ave Bronxville, N.Y. 10708.....
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date... 6/11 1986

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

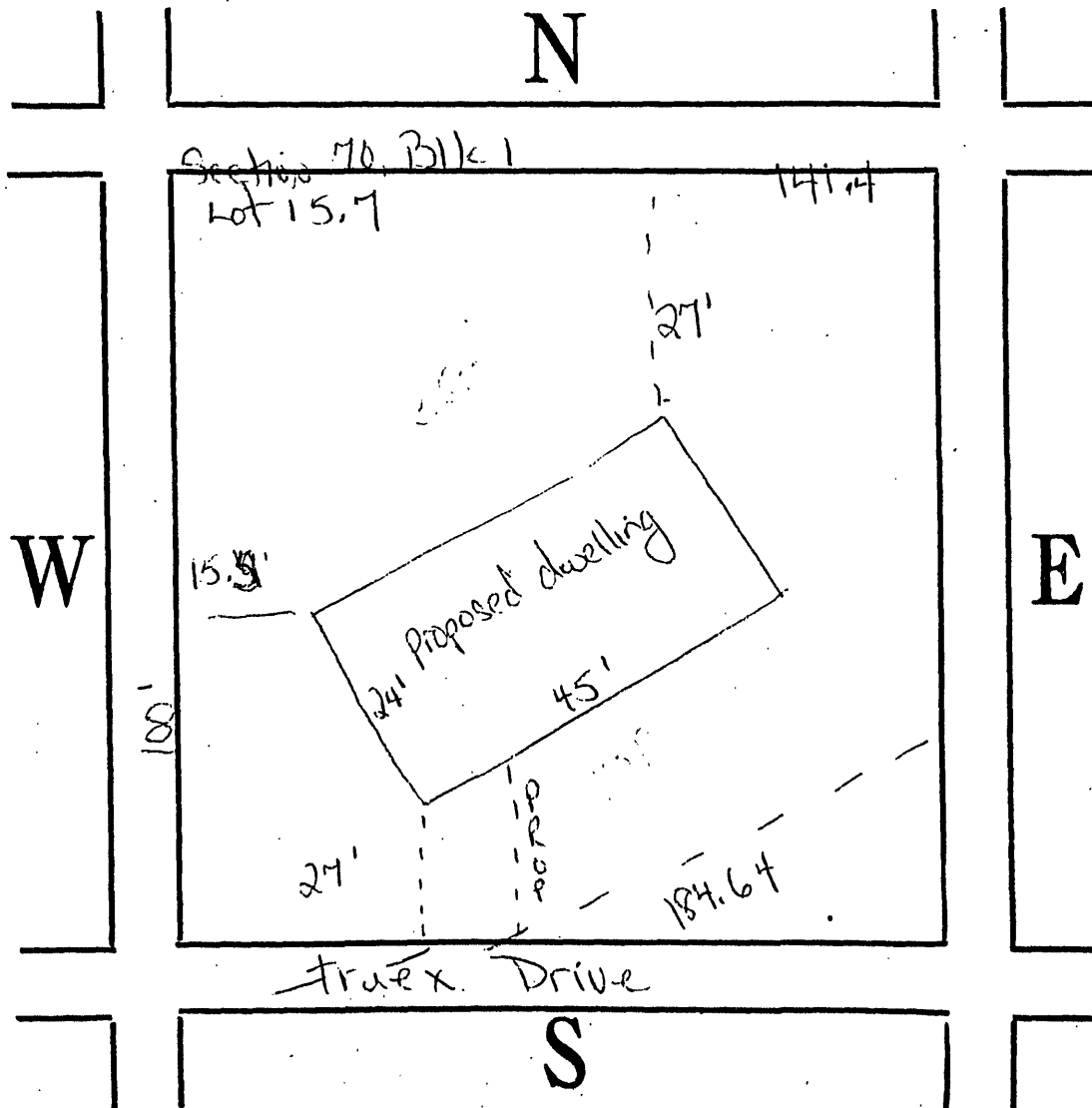
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Janet W. Kallen
(Signature of Applicant)

54 Rossmore Ave Bronx, N.Y. 10778
(Address of Applicant) T21H 578

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



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1977

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PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 17

Request of JANET and KARL KOLLER and THE COUNTY OF ORANGE,

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit construction of single family dwelling with insufficient front and rear yards;

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12 - Table of Use/Bulk Regs.-Cols. E & G for property situated as follows:

9 Truex Circle, Town of New Windsor, New York

known and designated as tax map Section 70,

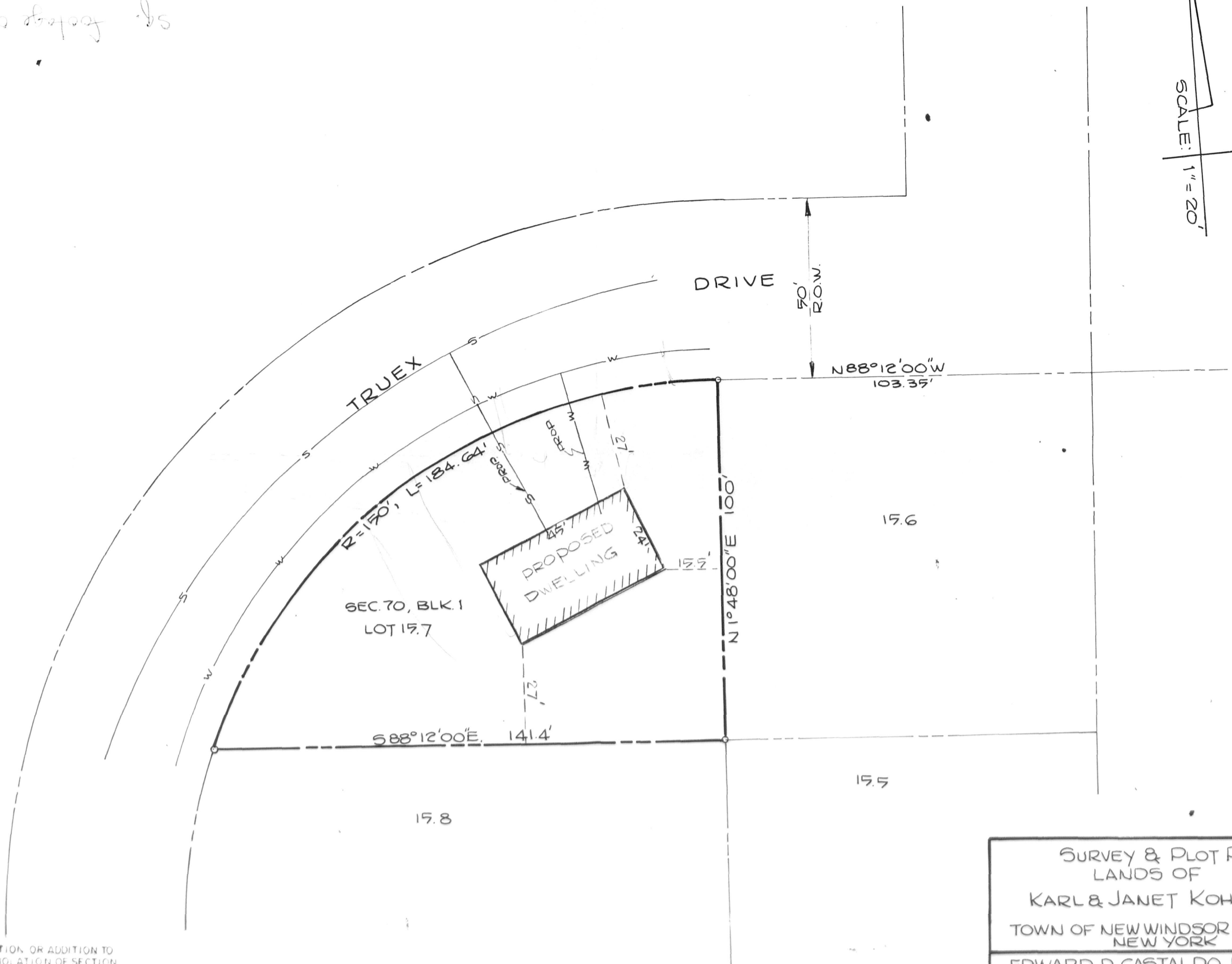
Block 1, Lot 15.7

SAID HEARING will take place on the 8th day of September, 1986, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

JACK BABCOCK
Chairman

Max 18,000
 Min 11,172
 sq. footage of lot

SCALE: 1" = 20'



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY & PLOT PLAN LANDS OF KARL & JANET KOHLER TOWN OF NEW WINDSOR, ORANGE CO. NEW YORK	
EDWARD P. CASTALDO P.E. & L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.Y. LIC. NO. 39841	
SURVEYED BY: E.P.C.	SCALE: 1" = 20'
DRAWN BY: N.M.D.	DATE: JUNE 1986
CHECKED BY: E.P.C.	